

- Complete a market analysis that will assess the current and future commercial tax base and capacity of Sandy City.
- In cooperation with the Community Development Department complete a study of the potential to upgrade the street lighting along Centennial Parkway. The street lighting improvements to include providing an electrical power source for outdoor festivals such as the July 4th Celebration. The study will also include a review of the placement of street trees, sidewalks and urban art to create public gathering places.
- Assist with the recruitment of a fifth anchor, or other retail concepts to expand the South Towne Center.
- Recruit two companies who are major office users (30,000 sf. or larger).
- Assist in the recruitment of new retail businesses resulting in \$20 million or more of gross taxable sales.
- Enhancement and update of marketing materials with an emphasis on retail recruitment.

Five-year Accomplishments

The Economic Development Office recognizes its role as a facilitator to attract to new business and job opportunities to Sandy City. The projects listed below are the result of a coordinated effort by the staff of various City departments and officials.

- Office Buildings: The One Sandy Center, South Corporate Center (Phase I), and Jordan Commons.
- Businesses: Cadence Design Systems and CSFB Direct.
- Retail Projects: Costco, Best Buy, and The Home Depot.
- South Towne Exposition Center (see photo on page 175).
- Host City for the USA Junior Volleyball Championship.
- Participation at national trade shows representing Sandy City.

Performance Measures & Analysis

Citizen's Survey (Fiscal Year)	2001	2002	2003	2004
Development of the central business district				
Very satisfied	58%	55%	56%	58%
Somewhat satisfied	34%	36%	34%	34%
Somewhat dissatisfied	3%	6%	5%	5%
Very dissatisfied	3%	2%	4%	3%

Significant Budget Issues

- 1 Macerich's contract started in FY 1998 for ten years at \$230,000 per year.
- 2 Boyer contract continues through 2015, the annual payment for FY 2005 - \$47,000.
- 3 Sewer District contract due as of March 31, 2004 - \$436,831.
- 4 Park Bond debt service payments will continue until FY 2020 at about \$810,000.
- 5 The 1996 Road Bond debt service payments will continue until FY 2007 at about \$415,000
- 6 The Civic Center North budget includes a \$130,000 debt service payment for the golf course.
- 7 The 2000 Road Bond debt service payments will continue until FY 2010 at about \$835,000.
- 8 The South Towne tax increment percent (haircut) - FY 2005-2007 = 70%, and FY 2008-2012 = 60%.
- 9 The Civic Center South tax increment percent (haircut) - FY 2005-09 = 75%, FY 2010-14 = 70%, and FY 2015-19 = 60%.
- 10 The Civic Center North tax increment percent (haircut) - FY 2005-2007 = 80%, FY 2008-2012 = 75%, FY 2013-2017 = 70%, and FY 2018-2022 = 60%.
- 11 The Assistant Director will be paid proportionately more by the RDA and less by Community Development.
- 12 Conversion of Part-time Secretary position into Part-time Receptionist position
- 13 Correction to staffing plan

Budget Information

Fund 210 - RDA South Towne

Department 180	2001 Actual	2002 Actual	2003 Actual	2004 Estimated	2005 Approved	
Financing Sources:						
31113 Property Taxes - Increment	\$ 1,394,787	\$ 1,447,756	\$ 1,357,173	\$ 1,400,626	\$ 1,925,760	8
31611 Interest Income	109,964	16,339	5,719	2,000	-	
Total Financing Sources	1,504,751	1,464,095	1,362,892	1,402,626	1,925,760	
Financing Uses:						
411111 Regular Pay	91,727	93,246	129,971	55,343	55,146	
411121 Temporary/Seasonal Pay	-	1,202	-	-	-	
411211 Variable Benefits	19,514	20,518	27,044	11,524	11,675	
411213 Fixed Benefits	8,203	9,046	12,266	5,629	6,092	
41131 Vehicle Allowance	1,905	-	-	-	-	
41132 Mileage Reimbursement	154	281	264	303	303	
4121 Books, Sub. and Memberships	1,697	1,811	3,108	1,815	1,815	
41221 Public Notices	49	1,663	43	387	450	
41231 Travel	5,004	4,213	4,899	2,895	2,955	
41232 Meetings	3,800	1,311	2,202	1,260	1,260	
41235 Training	-	213	2,338	1,185	1,185	
412400 Office Supplies	2,657	2,729	2,016	1,688	1,688	
412415 Copying	208	24	100	1,140	1,140	
412420 Postage	373	770	963	690	690	
412440 Computer Supplies	-	-	-	-	109	
412611 Telephone	1,315	1,451	1,342	1,196	1,398	
41378 Intergovernmental Relations	-	36,242	33,121	19,500	-	
41379 Professional Services	61,461	55,528	53,013	40,650	62,100	
41401 Administrative Charges	29,244	30,707	32,242	14,509	15,960	
414111 IS Charges	7,718	6,904	7,098	3,349	3,305	
41460 Risk Management Charges	1,260	1,043	1,104	387	443	
41471 Fleet O & M	-	3,570	862	378	596	
41472 Fleet Purchases	20,525	-	-	-	-	
4174 Equipment	2,765	1,380	1,971	1,140	1,500	
4176 Project Area Infrastructure	230,000	267,020	490,257	934,523	1,400,950	1
441310 Transfer to Debt Service	1,731,594	1,730,859	943,969	-	355,000	7
Total Financing Uses	2,221,173	2,271,731	1,750,193	1,099,491	1,925,760	
Excess (Deficiency) of Financing Sources over Financing Uses	(716,422)	(807,636)	(387,301)	303,135	-	
Fund Balance (Deficit) - Beginning	1,608,224	891,802	84,166	(303,135)	-	
Fund Balance (Deficit) - Ending	891,802	\$ 84,166	\$ (303,135)	\$ -	\$ -	
Staffing Information	Bi-weekly Salary		Full-time Equivalent			
	Minimum	Maximum	FY 2003	FY 2004	FY 2005	
Appointed:						
Economic Dev. / RDA Director	\$ 2,604.80	\$ 4,023.20	0.52	0.52	0.30	13
Full-time:						
Assistant Director	\$ 1,876.80	\$ 2,956.00	0.10	0.05	0.06	11
Economic Dev. Assistant	\$ 1,106.40	\$ 1,660.00	0.71	0.71	0.30	13
Secretary	\$ 825.60	\$ 1,239.20	0.00	0.00	0.00	
Part-time:						
Secretary	\$ 10.32	\$ 15.49	0.37	0.37	0.00	12
Receptionist	\$ 8.94	\$ 13.41	0.44	0.44	0.30	12
Total FTEs			2.14	2.09	0.96	

Budget Information

Fund 211 - RDA Civic Center South

Department 181	2001 Actual	2002 Actual	2003 Actual	2004 Estimated	2005 Approved
Financing Sources:					
31113 Property Taxes - Increment	\$ 1,089,615	\$ 1,164,052	\$ 1,168,705	\$ 1,180,649	\$ 1,510,280
31611 Interest Income	46,407	32,394	33,522	14,000	-
Total Financing Sources	1,136,022	1,196,446	1,202,227	1,194,649	1,510,280
Financing Uses:					
411111 Regular Pay	23,395	26,476	37,393	74,891	74,522
411121 Temporary/Seasonal Pay	-	343	-	-	-
411211 Variable Benefits	4,786	5,338	7,782	15,576	15,777
411213 Fixed Benefits	2,300	2,535	3,521	7,505	8,122
41131 Vehicle Allowance	517	-	-	-	-
41132 Mileage Reimbursement	44	81	73	404	404
4121 Books, Sub. and Memberships	485	518	888	2,420	2,420
41221 Public Notices	-	10	12	516	600
41231 Travel	1,430	1,204	1,400	3,860	3,940
41232 Meetings	1,049	375	629	1,680	1,680
41235 Training	-	61	668	1,580	1,580
412400 Office Supplies	759	780	558	2,250	2,250
412415 Copying	60	6	29	1,520	1,520
412420 Postage	106	220	275	920	920
412440 Computer Supplies	-	-	-	-	146
412611 Telephone	142	197	383	1,594	1,863
41378 Intergovernmental Relations	-	6,800	22,463	26,000	-
41379 Professional Services	17,560	15,865	15,147	54,200	82,800
41383 Sewer Dist. Payment	62,416	48,562	48,626	87,000	87,000
41401 Administrative Charges	8,356	8,774	9,213	19,346	21,281
41411 IS Charges	2,396	2,245	1,633	4,466	4,396
41460 Risk Management Charges	-	-	-	517	590
41471 Fleet O & M	-	1,020	246	504	794
4174 Equipment	790	395	563	1,520	2,000
4176 Project Area Infrastructure	247,139	250,879	325,165	232,506	1,031,938
44131 Transfer to Debt Service	174,890	182,903	1,043,611	990,805	996,337
Total Financing Uses	548,620	555,587	1,520,278	1,531,580	2,342,880
Excess (Deficiency) of Financing Sources over Financing Uses	587,402	640,859	(318,051)	(336,931)	(832,600)
Fund Balance (Deficit) - Beginning	259,321	846,723	1,487,582	1,169,531	832,600
Fund Balance (Deficit) - Ending	\$ 846,723	\$ 1,487,582	\$ 1,169,531	\$ 832,600	\$ -
Staffing Information	Bi-weekly Salary		Full-time Equivalent		
	Minimum	Maximum	FY 2003	FY 2004	FY 2005
Appointed:					
Economic Dev. / RDA Director	\$ 2,604.80	\$ 4,023.20	0.15	0.40	0.40
Full-time:					
Assistant Director	\$ 1,876.80	\$ 2,956.00	0.03	0.06	0.09
Economic Dev. Assistant	\$ 1,106.40	\$ 1,660.00	0.20	0.40	0.40
Secretary	\$ 825.60	\$ 1,239.20	0.00	0.00	0.00
Part-time:					
Secretary	\$ 10.32	\$ 15.49	0.11	0.21	0.00
Receptionist	\$ 8.94	\$ 13.41	0.12	0.25	0.40
Total FTEs			0.61	1.32	1.29

Budget Information

Fund 212 - RDA Civic Center North

Department 182	2001 Actual	2002 Actual	2003 Actual	2004 Estimated	2005 Approved
Financing Sources:					
31113 Property Taxes - Increment	\$ 780,459	\$ 1,111,713	\$ 974,409	\$ 932,013	\$ 1,330,800 10
31611 Interest Income	-	-	12,502	-	-
Total Financing Sources	780,459	1,111,713	986,911	932,013	1,330,800
Financing Uses:					
411111 Regular Pay	11,712	13,628	19,531	55,343	55,146
411121 Temporary/Seasonal Pay	-	172	-	-	-
411211 Variable Benefits	2,400	2,650	4,163	11,524	11,675
411213 Fixed Benefits	1,150	1,301	1,810	5,629	6,092
41131 Vehicle Allowance	258	-	-	-	-
41132 Mileage Reimbursement	22	42	39	303	303
4121 Books, Sub. and Memberships	242	259	444	1,815	1,815
41221 Public Notices	-	5	6	387	450
41231 Travel	715	602	700	2,895	2,955
41232 Meetings	525	187	315	1,260	1,260
41235 Training	-	30	334	1,185	1,185
412400 Office Supplies	380	390	279	1,688	1,688
412415 Copying	30	3	14	1,140	1,140
412420 Postage	53	110	138	690	690
412440 Computer Supplies	-	-	-	-	109
412611 Telephone	71	96	192	1,196	1,398
41378 Intergovernmental Relations	-	3,400	5,732	19,500	-
41379 Professional Services	8,780	7,933	7,573	40,650	62,100
41401 Administrative Charges	4,178	4,387	4,606	14,509	15,960
414111 IS Charges	1,047	1,279	2,149	3,349	3,305
41460 Risk Management Charges	-	-	-	387	443
41471 Fleet O & M	-	510	123	378	596
4174 Equipment	395	197	279	1,140	1,500
4176 Project Area Infrastructure	43,993	46,942	48,103	-	185,418 2
4183 Interest Expense	30,105	298	-	-	-
44131 Transfer to Debt Service	221,709	232,262	1,036,219	1,060,099	719,475 5,7
44131 Transfer to Golf Fund	-	-	250,000	-	130,000 6
Total Financing Uses	327,765	316,683	1,382,749	1,225,067	1,204,703
Excess (Deficiency) of Financing Sources over Financing Uses	452,694	795,030	(395,838)	(293,054)	126,097
Fund Balance (Deficit) - Beginning	(684,929)	(232,235)	562,795	166,957	(126,097)
Fund Balance (Deficit) - Ending	\$ (232,235)	\$ 562,795	\$ 166,957	\$ (126,097)	\$ -

Staffing Information	Bi-weekly Salary		Full-time Equivalent		
	Minimum	Maximum	FY 2002	FY 2003	FY 2004
Appointed:					
Economic Dev. / RDA Director	\$ 2,604.80	\$ 4,023.20	0.08	0.30	0.30
Full-time:					
Assistant Director	\$ 1,876.80	\$ 2,956.00	0.02	0.05	0.06 11
Economic Dev. Assistant	\$ 1,106.40	\$ 1,660.00	0.10	0.30	0.30
Secretary	\$ 825.60	\$ 1,239.20	0.00	0.00	0.00
Part-time:					
Secretary	\$ 10.32	\$ 15.49	0.05	0.16	0.00 12
Receptionist	\$ 8.94	\$ 13.41	0.06	0.19	0.30 12
Total FTEs			0.31	0.99	0.96

Budget Information

Fund 213 - EDA South Towne Ridge

Department 183	2001 Actual	2002 Actual	2003 Actual	2004 Estimated	2005 Approved
Financing Sources:					
31113 Property Taxes - Increment	\$ -	\$ -	\$ -	\$ -	\$ 445,000
31611 Interest Income	-	-	-	-	-
Total Financing Sources	-	-	-	-	445,000
Financing Uses:					
4100 Administration	\$ -	\$ -	\$ -	\$ -	\$ 20,000
4176 Project Area Infrastructure	-	-	-	50,000	286,000
4177 Housing	-	-	50,000	-	35,242
4183 Interest Expense	-	-	758	3,000	-
44131 Transfer to Gen Purpose Debt Svc	-	-	-	-	-
Total Financing Uses	-	-	50,758	53,000	341,242
Excess (Deficiency) of Financing Sources over Financing Uses	-	-	(50,758)	(53,000)	103,758
Fund Balance (Deficit) - Beginning	-	-	-	(50,758)	(103,758)
Fund Balance (Deficit) - Ending	\$ -	\$ -	\$ (50,758)	\$ (103,758)	\$ -



South Towne Exposition Center

